

069.0

0004

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

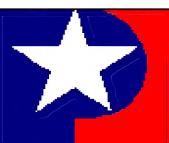
700,600 / 700,600

USE VALUE:

700,600 / 700,600

ASSESSED:

700,600 / 700,600



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
26		KIMBALL RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: HAMILTON CHRISTOPHER & EMILY	
Owner 2:	
Owner 3:	

Street 1: 26 KIMBALL RD
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FULMER CHARLES V -

Owner 2: -

Street 1: 9 STRAWBERRY BANK RD #9

Twn/City: NASHUA
St/Prov: NH Cntry:

Postal: 03062

NARRATIVE DESCRIPTION

This parcel contains 5,563 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Clapboard Exterior and 1569 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5563		Sq. Ft.	Site		0	70.	1.05	12									410,824						410,800	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5563.000	285,800	4,000	410,800	700,600		44428
							GIS Ref
							GIS Ref
							Insp Date
							11/20/18

Total Card	0.128	285,800	4,000	410,800	700,600	Entered Lot Size
Total Parcel	0.128	285,800	4,000	410,800	700,600	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	446.53	/Parcel: 446.5	Land Unit Type:

Parcel ID: 069.0-0004-0019.0

!5959!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	285,900	4000	5,563.	410,800	700,700	700,700	Year End Roll	12/18/2019
2019	101	FV	233,500	4000	5,563.	381,500	619,000	619,000	Year End Roll	1/3/2019
2018	101	FV	233,500	4000	5,563.	381,500	619,000	619,000	Year End Roll	12/20/2017
2017	101	FV	233,500	4000	5,563.	334,500	572,000	572,000	Year End Roll	1/3/2017
2016	101	FV	233,500	4000	5,563.	305,200	542,700	542,700	Year End	1/4/2016
2015	101	FV	220,200	4000	5,563.	270,000	494,200	494,200	Year End Roll	12/11/2014
2014	101	FV	220,200	4000	5,563.	255,300	479,500	479,500	Year End Roll	12/16/2013
2013	101	FV	220,200	4000	5,563.	243,000	467,200	467,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FULMER CHARLES	73163-388	1	8/23/2019		810,000	No	No		
FULMER VINCENT	67303-454		5/24/2016	Family	682,000	No	No		
	8255-392		1/1/1901	Family		No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2020	525	Redo Bat	31,000	C				
4/2/2014	278	Re-Roof	9,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2019	SQ Returned	JO	Jenny O
4/11/2019	Mail Update	JO	Jenny O
11/20/2018	Inspected	CC	Chris C
11/8/2018	MEAS&NOTICE	CC	Chris C
3/29/2017	SQ Returned	MM	Mary M
6/12/2014	External Ins	PC	PHIL C
4/1/2009	Meas/Inspect	189	PATRIOT
11/12/1999	Inspected	256	PATRIOT
10/7/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																			
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	Full Bath: 1	Rating: Average	A Bath:	Rating:									7	WDK (91)	7															
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:	A 3QBth:	Rating:									13																	
Foundation: 3 - BrickorStone	Frame: 1 - Wood	1/2 Bath: 1	Rating: Average	A HBth:	Rating:									7	OPP (91)	7															
Prime Wall: 2 - Clapboard	Sec Wall:	OthrFix:	Rating:													9															
Roof Struct: 1 - Gable	OTHER FEATURES			Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units: 1												17													
Roof Cover: 1 - Asphalt Shgl	A Kits:	Rating:	Fpl:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O													18	UAT											
Color: WHITE	WSFlue:	Rating:	Other												14	SFL															
View / Desir:				Upper												13	FFL														
GENERAL INFORMATION				CONDOS INFORMATION			Lvl 2												8	BMT (660)											
Grade: C+ - Average (+)							Lvl 1												6	FFL BMT (84)											
Year Blt: 1930	Eff Yr Blt:	Location:			Lower												5														
Alt LUC:	Alt %:	Total Units:															18														
Jurisdct:	Fact: .	Floor:															18														
Const Mod:				% Own:															22												
Lump Sum Adj:				Name:															27												
INTERIOR INFORMATION				DEPRECIATION			REMODELING												RES BREAKDOWN												
Avg Ht/FL: STD	Phys Cond: AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL													1	1	8	4	M						
Prim Int Wall: 2 - Plaster	Functional:				Interior:													1	8	4											
Sec Int Wall:	Economic:				Additions:													1	8	4											
Partition: T - Typical	Special:				Kitchen:													1	8	4											
Prim Floors: 3 - Hardwood	Override:				Baths:													1	8	4											
Sec Floors: 4 - Carpet	Total: 31	%		Plumbing:													1	8	4												
Bsmnt Flr: 12 - Concrete				Electric:													1	8	4												
Subfloor:				Heating:													1	8	4												
Bsmnt Gar:				General:													1	8	4												
Electric: 3 - Typical				CALC SUMMARY																COMPARABLE SALES											
Insulation: 2 - Typical				Basic \$ / SQ: 130.00				Rate				Parcel ID				Typ				Date				Sale Price							
Int vs Ext: S				Size Adj.: 1.35000002																											
Heat Fuel: 2 - Gas				Const Adj.: 0.98500049																											
Heat Type: 5 - Steam				Adj \$ / SQ: 172.868																											
# Heat Sys: 1				Other Features: 67500																											
% Heated: 100				Grade Factor: 1.10																											
Solar HW: NO				NBHD Inf: 1.00000000																											
% Com Wall				NBHD Mod:																											
				LUC Factor: 1.00																											
				Adj Total: 414200																											
				Depreciation: 128402																											
				Depreciated Total: 285798																											
								WtAv\$/SQ:				AvRate:				Ind.Val															
								Juris. Factor:								Before Depr:				190.15											
								Special Features: 0								Val/Su Net:				106.05											
								Final Total: 285800								Val/Su SzAd				203.56											
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:											
SPEC FEATURES/YARD ITEMS																PARCEL ID 069.0-0004-0019.0								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value														
3	Garage	D	Y	1	14X20	A	AV	1930	23.93	T	40	101			4,000		4,000														
More: N				Total Yard Items:				4,000				Total Special Features:								Total:				4,000				AssessPro Patriot Properties, Inc			